

CITY OF VANCOUVERSPECIAL COUNCIL - FEBRUARY 23, 1978PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, February 23, 1978, at approximately 7:30 p.m. at Admiral Seymour School, 1130 Keefer Street, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Aldermen Brown (Chairman), Bellamy, Ford,  
Gerard, Harcourt, Kennedy, Marzari,  
and Puil

ABSENT: Mayor Volrich  
Aldermen Gibson, Rankin (Civic Business)

CLERK TO THE  
COUNCIL: J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy

SECONDED by Ald. Ford

THAT this Council resolve itself into Committee of the Whole, Alderman Brown, Deputy Mayor, in the Chair, to consider an amendment to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

To aid the public present for the meeting, the Clerk to the Council read from the agenda that the Council had before it and a continuing translation of the evening's proceedings was provided by Mr. Jonathan Lau for the benefit of Chinese speaking citizens present.

Proposed Rezoning of the  
Kiwassa N.I.P. Area

A rezoning application has been received from the Director of Planning as follows:

LOCATION: KIWASSA N.I.P. AREA (comprising various lands within the area bounded by Hastings Street, Clark Drive, Union Street and Raymur Avenue).

Present Zone: M-1 Industrial District  
Requested Zone: RT-3 Two-Family Dwelling District

The application was approved by the Director of Planning.

Mr. R.R. Youngberg, Associate Director of Planning, advised the rezoning to RT-3 Two-Family Dwelling District was being proposed in an effort to stabilize the residential uses in the area in order to meet the requirements for Neighbourhood Improvements Program assistance for community improvements. The area was closely connected to Strathcona which had greatly benefited from urban renewal funding in the past. One of the arguments favouring rezoning was the existence of a number of physical links between the two areas, namely the Seymour School and an overpass joining the two communities. Seventy-five percent of the homes in Kiwassa were owner-occupied by long-term residents, housing was affordable, and the majority of incomes were under \$6,000 per year. For a variety of reasons but mainly because of land economics, industrial development and expansion of existing businesses in past years had been negligible. Rezoning would be fair to all property owners; it would be in the public interest and would preserve public and private investment in the community.

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Proposed Rezoning of the  
Kiwassa N.I.P. Area (Cont'd)

Mr. D. Rudberg, Assistant City Engineer, expressed the concerns of the City Engineer, endorsed by the Director of Finance, outlined in a memo dated February 23, 1978, to the Council (on file in the City Clerk's Office). These concerns related to traffic considerations, provision of public services, and financial implications, and were raised to enable Council to make a complete evaluation of the rezoning proposal. The community provided a mixture of industrial and residential but was surrounded by industrial land uses, including the Port of Vancouver to the north which was a generator of considerable truck traffic. A major concern was that incompatible land uses would result from the proposed rezoning and these incompatibilities would generate serious traffic problems and industrial versus residential conflicts which would be difficult to resolve in the future.

Mr. M.J. Gillespie, Principal of Seymour Elementary School, presented statistics related to declining student enrolment but pointed out from 1973 to the present date the actual decline had been 227 students, or 8.6%. The nearby Raymur housing project was relatively settled in terms of future residential occupancy and the School Board planners did not foresee closure of Seymour School in the foreseeable future.

The Chairman called for speakers for or against the application and the following addressed the Council on the matter:

- Mr. Don Berg, 1033 Keefer, Chairman of the N.I.P. Committee, outlined the benefits that would accrue to residents if the area was rezoned to N.I.P. requirements. Funds would become available enabling residents to upgrade their homes. He could see no conflict or incompatibility in living in an area of mixed land uses.
- Linda Lee, 1245 East Pender, representing Mr. J. Lee and Mr. Lupin, supported the rezoning and requested it be expanded so others could benefit.
- Mr. J. MacKay, 700-704 Vernon, presented a petition with 125 signatures opposing the rezoning (on file in the City Clerk's Office). Mr. MacKay requested his property be excluded from the rezoning.
- Mr. Larry Crema, L. & L. Plumbing, 1172 East Hastings, spoke to his communication dated February 7, 1978, to Council (on file in the City Clerk's Office). He supported general rezoning but requested that his property be excluded as he intended to build and expand his business.
- Maria Ho, 1160 East Georgia, opposed the rezoning and requested her property be excluded. Mrs. Ho stated she did not feel threatened or squeezed out by industry located in the area.
- Mr. Arthur Hodgkisson, 1161 East Pender, a resident of Kiwassa for 42 years, supported the proposal and pointed out the industrial users did not reside in the area.
- Ann Chan, 1141 Union, supported N.I.P. funding for the area because it would give home owners the chance to upgrade their homes and make Kiwassa a better place to live in.

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Proposed Rezoning of the  
Kiwassa N.I.P. Area (Cont'd)

- Mr. T. Scammell, 1152 East Georgia, was in favour of the proposal; would like to see homes and streets in the area improved.
- Pat Raffety, 1033 Keefer, Chairman, Setacona Development Society, spoke in support.
- Gary Young, 594 East Pender, represented Strathcona Area Services Team, supporting, expressed concern for the preservation of the unique character of the Kiwassa/Strathcona area if industry encroached further on the residential land use. If the quality of life in Kiwassa was destroyed, the whole area would be in danger.
- Gary Chapman, 746 East Pender, for SPOTA and Strathcona Community Centre Association, referred to a brief presented to Council on March 25, 1977, and urged the continuation and expansion of services to residents, not cutbacks. Contended planning should not be piecemeal but a total commitment to the entire area.
- Sherry Wong, 1016 East Pender, also representing four other long-term property owners on East Pender, stated they supported rezoning because they wanted to continue living in the area due to its convenience for shopping and transportation and proximity to Chinatown.
- Bernie O'Connor, 502 Campbell, representing the Board of Directors, Kiwassa Neighbourhood House, supporters of the rezoning, described the activities of the Neighbourhood House as an example of the thriving community spirit that existed in the area.
- Mr. Paone, 1114 East Pender, industrial owner, questioned the value of federal grants when sewers, water, streets and lighting all needed upgrading and these would become a burden on the Vancouver taxpayer.
- Mr. Sung, 4835 Lougheed, owner of four lots facing Hastings Viaduct, voiced objection and requested that his property at 1031 East Pender be excluded because due to grade difficulties it was the only lot which could provide ingress and egress. He questioned why City-owned lots immediately adjacent to his property remained M-1.
- Hong Yee, 1127 Union Street, property owner and resident for 21 years, supported the proposal and welcomed the opportunity to upgrade his home.
- Michael Goldberg, 600 Vernon, author of the Strathcona Study and an ex-Director of the Kiwassa Neighbourhood House, referred to the trend back to inner-city living and the value of retaining areas like Kiwassa for residential land use.
- Bill Masaro, 1259 Frances, questioned the status of his property and was informed by the City Manager that it was not included in the area covered by the rezoning proposal.

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Proposed Rezoning of the  
Kiwassa N.I.P. Area (Cont'd)

- Jack Marr, 733 Glen, requested his property on Glen Drive, and 1029 and 1043 Union remain M-1 and be excluded from the rezoning.
- Bessie Lee, 887 East Pender, supported the proposal, and stated everyone would gain from the upgrading and improvements which would result if N.I.P. funding became available.

MOVED by Ald. Kennedy

THAT the application of the Director of Planning to rezone the Kiwassa N.I.P. Area (comprising various lands within the area bounded by Hastings Street, Clark Drive, Union Street and Raymur Avenue) from M-1 Industrial District to RT-3 Two-Family Dwelling District be approved.

(Amended)

MOVED by Ald. Bellamy in amendment

Except that the following properties presently zoned M-1 Industrial District be excluded from the rezoning application:

1031 East Pender Street  
733 Glen Drive  
1029 Union Street  
1043 Union Street  
1172 East Hastings Street  
700-704 Vernon Drive  
Lot C, Block 95 Union Street

- CARRIED UNANIMOUSLY

The Motion as amended and reading as follows was put and CARRIED UNANIMOUSLY.

THAT the application of the Director of Planning to rezone the Kiwassa N.I.P. Area (comprising various lands within the area bounded by Hastings Street, Clark Drive, Union Street and Raymur Avenue) from M-1 Industrial District to RT-3 Two-Family Dwelling District be approved, except that the following properties presently zoned M-1 Industrial District be excluded from the rezoning application:

1031 East Pender Street  
733 Glen Drive  
1029 Union Street  
1043 Union Street  
1172 East Hastings Street  
700-704 Vernon Drive  
Lot C, Block 95 Union Street

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil

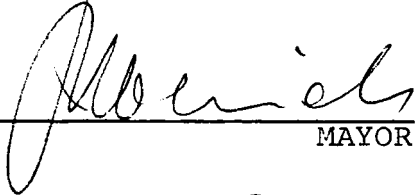
SECONDED by Ald. Bellamy


THAT the report of the Committee of the Whole be adopted and that the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

The Special Council meeting adjourned at approximately 9:50 p.m.

The foregoing are Minutes of the Special Council Meeting  
(Public Hearing) of February 23, 1978, adopted on  
March 7, 1978.

  
MAYOR

  
CITY CLERK